

OAKFIELD

Moat Croft Road, Eastbourne, BN21 1NL

Price Guide £280,000

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Moat Croft Road, Eastbourne, BN21 1NL

PRICE GUIDE: £280,000 - £300,000

Situated in the highly sought-after Upperton area of Eastbourne, this beautifully presented three-bedroom garden flat enjoys an excellent position within easy reach of the town centre, mainline railway station, Gildredge Park and a range of highly regarded schools. The area is particularly popular for its tree-lined roads, convenient amenities and excellent transport links, making it an ideal choice for families, professionals and commuters alike.

Having been tastefully redecorated throughout, the property offers spacious and versatile accommodation. The generous living room provides an excellent space for relaxing and entertaining, while the well-appointed galley-style kitchen is both practical and functional. A standout feature of the home is the exceptionally spacious entrance hall, offering ample room for a dining area, home office or additional reception space, adding to the flexibility of the layout. There are also three well-proportioned bedrooms, making the property suitable for a variety of buyers.

Externally, the current owners have transformed the private rear garden into a fantastic outdoor retreat. A generous patio provides the perfect space for outdoor dining, whilst the raised decked seating area enjoys views over the remainder of the garden. With plenty of lawn space, the garden is ideal for children, pets or simply enjoying the warmer months, and represents a real rarity for a property of this type.

Combining spacious accommodation, a beautifully improved interior, outstanding private outside space and a prime Upperton location, this is a fantastic opportunity to acquire a superb garden flat in one of Eastbourne's most desirable residential areas.

























Living Room
14'10" x 12'6" (4.52m x 3.81m)

Kitchen
14'10" x 5'3" (4.52m x 1.60m)

Bedroom One
12'8" x 8'11" (3.86m x 2.72m)

Bedroom Two
11'2" x 7'1" (3.40m x 2.16m)

Bedroom Three
12'6" x 6'10" (3.81m x 2.08m)

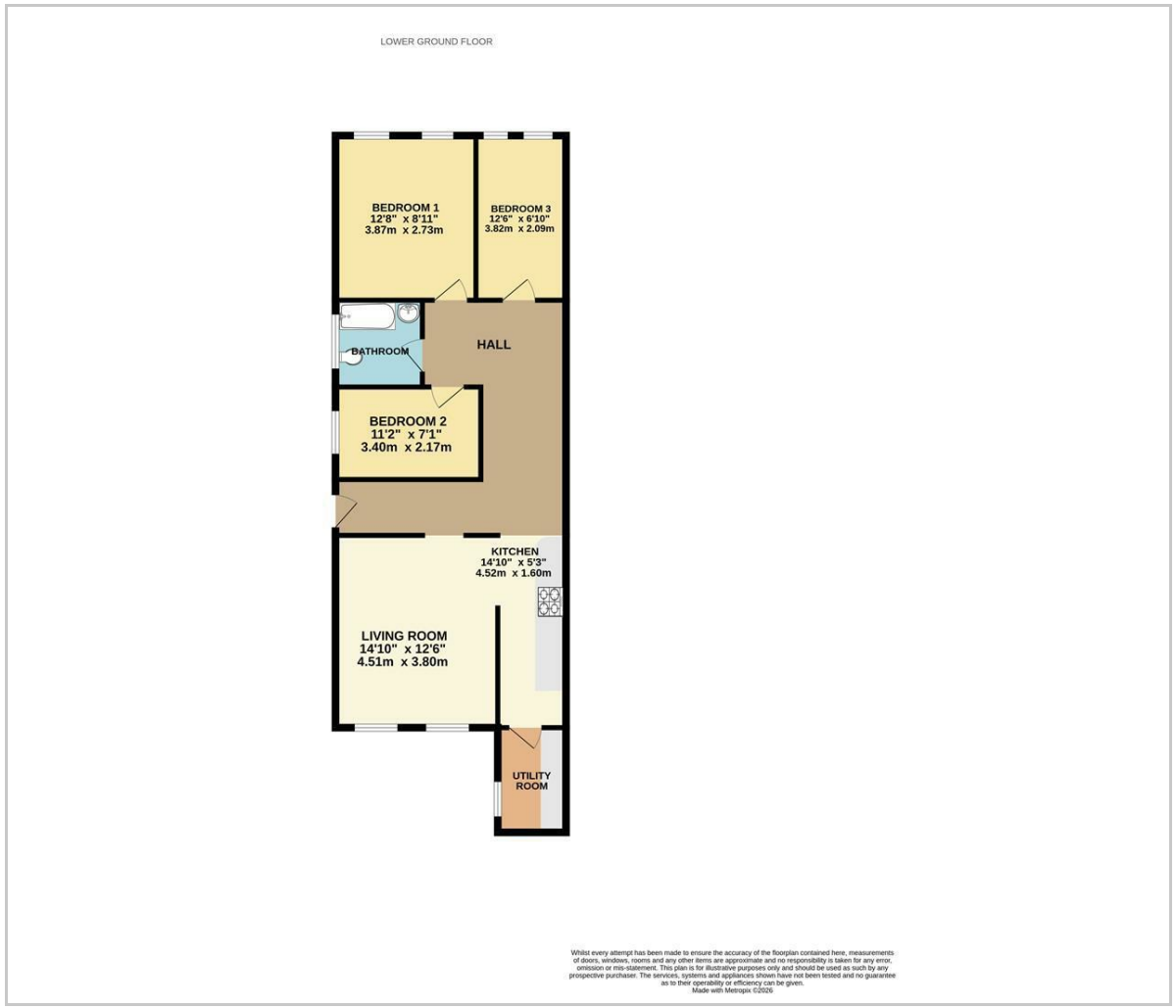
Bathroom

Utility Room

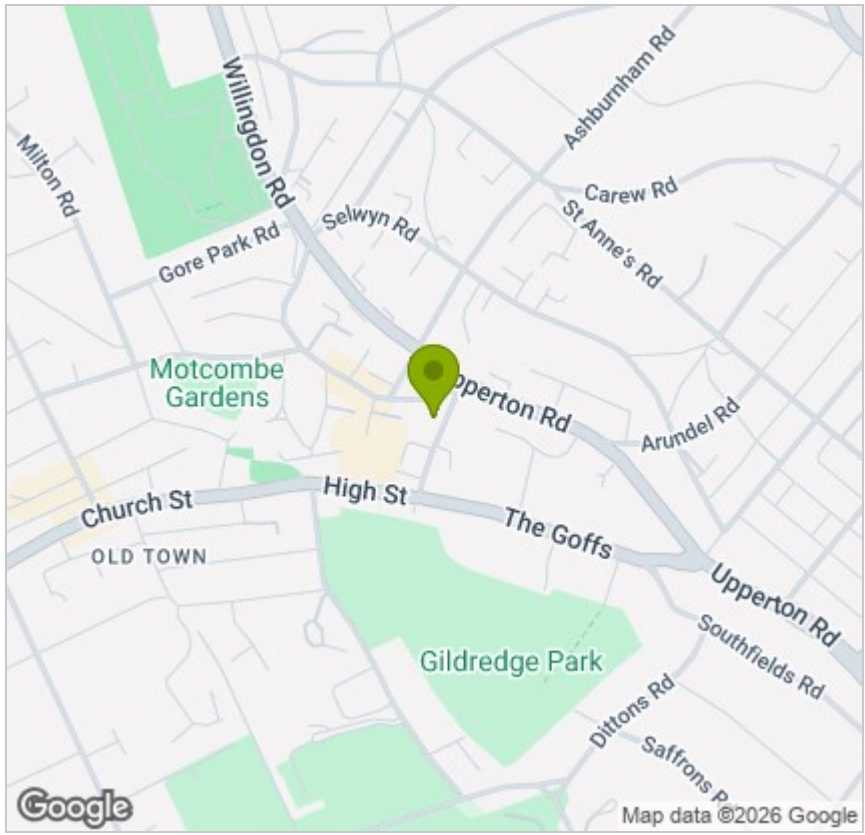
Council Tax Band B - £2,064.44 Per Annum

Leasehold Information
The seller advises that the property is offered as leasehold and has 125 years which was granted on the 25th December 2013, with a service charge of £1,100.00 per annum which is including the ground rent of £100.00. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

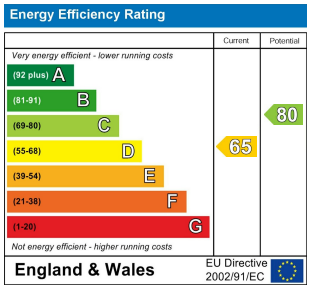
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

35 Cornfield Road, Eastbourne, East Sussex, BN21 4QG
eastbourne@oakfieldproperty.co.uk

01323 723 500
www.oakfieldproperty.co.uk